



ASHFORD
BOROUGH COUNCIL

Design Specification for Supported Accommodation for Young People with High Support Needs

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1. Introduction

1.1 Background

This design specification has been developed by the Ashford Young Persons Accommodation Forum. It sets out the minimum requirements for a supported housing scheme for young people aged 16-25 years old with high support needs.

The specification applies to a new build property or to the refurbishment of an existing building.

Location of the scheme will be an important consideration and must take account of:

- Access to services for the young people
- Minimising risk to tenancies and/or the process of social rehabilitation/social inclusion
- Consideration of the local environment and other established residents and community groups.

The scheme will provide short term accommodation with support provided to vulnerable young people at risk to develop the skills needed to move into settled accommodation and maintain a tenancy.

This section will include information on identified levels of need

1.2 Landlord & Support Services

The scheme is reliant on the correct support being commissioned and the support service should provide:

24 hours support service with a programme, for each young person, of

- Three months intensive support
- Six/Nine months intensive tenancy ready training
- Support continuing to the young person when they move-on

Young people will be accommodated on a licence agreement

Additional information in this section will:

Identify the Registered Provider of Social Housing (RPSH) landlord

Identify the Support Provider

Detail how the support will be revenue funded

A service level agreement between the landlord and support provider will set out roles and responsibilities of each organisation and polices, such as allocations procedure.

2. General Features

2.1 Layout

The scheme should consist of a maximum for an 8 unit's scheme of supported housing in a discrete block of studio flats:

- 1 flat with disabled access to be located on ground floor
- 7 flats to be located on first floor & second floor
- Flats may be accessed off one staircase
- The building to be accessed by a single main door, constructed of steel frame & door, to open outwards.
- Door bell entrance only.
- Staff office located next to entrance with facility for visitors to sign into and out of the building.

Ideally the flats should be an open plan self contained unit as research has shown that open plan self-contained environments are easier for young people to manage than separate spaces.

Design will need to allow for conversion to 1 or 2 bed flats in the future.

One ground floor flat located adjacent to the office to be retained unoccupied for staff/training purposes

2.2 Communal Entrance Hallway

- Secure door entry into the scheme
- To include telephone point for payphone installation if required
- Sensor lighting to be installed in communal hallway
- Floor covering to be washable non-slip vinyl
- Lockable letterbox to be provided so post can be delivered without gaining entry to the building. Staff to be responsible for distributing post

2.3 Outdoor Space

- Minimal outdoor court yard area that is easily maintained
- Accessible directly from laundry area, office & training/staff flat
- Access from ground floor flats
- Laundry drying area
- Smoking Area
- Bin store

2.4 Parking

Minimum of 3 parking spaces for staff and visitors parking

2.5 Other

- Bicycle storage to be provided
- Communal television aerial to receive digital TV
- CCTV to be provided in all communal areas
- All entrance doors to be on master key system to enable staff access in emergency

3. Client Occupied Flats

3.1 General Features

For each individual flat:

- Size a minimum of 55m² (equivalent to a one bed two person unit)
- To be self-contained, open plan (studio)
- To conform to Lifetime Homes standards
- To have individual front door bells & spy holes
- Front doors steel frames and doors, opening outwards
- To incorporate a smoke alarm system
- To incorporate a sprinkler system
- To have Individual gas boilers for space and water heating

3.2 Ground Floor Disabled Flat

- Designed to wheelchair standards
- Disabled access to communal outdoor space

3.3 All Flats - Kitchen Lounge Bedroom Area

Incorporated into a one room studio flat

Kitchenette unit that includes:

- Electric cooker
- Electric hob
- Extractor fan
- Fridge/freezer
- Sink/Drainer

Living area:

- Television aerial socket

3.4 Shower Room/Wet Room & Toilet

To include:

- Thermostatically controlled shower and cubicle (if not wet room)
- Walls to have capacity to be fitted with grab rails etc if required
- Toilet
- Basin
- Bathroom cabinet

3.5 Furnishings

The level of basic furnishings will be discussed on a scheme by scheme basis and should initially include:

- Floor coverings –None slip vinyl/laminate or similar
- Small table for living/kitchen area

- Single bed
- Wardrobe if built-in wardrobe not included in design
- Chest of draws
- Curtains/blinds

4. Communal Areas & Office Space

To be located on the ground floor next to the front door

Front office to include:

- CCTV link to front entrance door
- Lockable door
- Telephone point
- Computer point
- Escape Door

Linked to

Training Room/ staff accommodation.

This area needs to be design to allow use for a variety of purposes:

- Staff bedroom & bathroom
- Kitchen area to be large enough to accommodate 3 people to enable training to be undertaken, equipped as in client occupied flats
- Training area
- Consultation area

Laundry Room.

Area provided to accommodate robust washing machine and separate drying machine for shared clients use.

5. Exit Strategy

If in the future the need for intensive supported housing for young people 16 -25 years old with high needs reduces to the extent that a supported housing scheme is no longer required then the scheme will be converted by the RPSH to general needs flats. Therefore the design of the scheme as a whole has to allow for easy conversion